

**RIDGEVIEW AT PANTHER CREEK
PROPERTY OWNERS ASSOCIATION
MANAGEMENT CERTIFICATE**

As Required By Section 209.004, Texas Property Code

NOTICE IS HEREBY GIVEN that the below property is controlled by a mandatory homeowners association.

- 1. SUBDIVISION INFORMATION:** Ridgeview at Panther Creek is a phased addition to the City of Frisco, Collin County, Texas.

- The plat of Phase I was recorded on August 20, 2012, as Document No. 20120820010002040, Plat Records, Collin County, Texas.
- The plat of Phase II was recorded on September 26, 2014, as Document No. 20140926010003310, Plat Records, Collin County, Texas.
- The plat of Phase III was recorded on February 26, 2016, as Document No. 20160226010000810, Plat Records, Collin County, Texas.

- 2. DECLARATION INFORMATION:** Lots in Ridgeview at Panther Creek are subject to the Declaration of Covenants, Conditions & Restrictions for Ridgeview at Panther Creek Homeowners Association an Addition to The City of Frisco, Collin County, Texas, recorded on December 13, 2012, as Document No. 20121213001589560 of the Real Property Records, Collin County, Texas, as it may be amended from time to time; and

First Supplemental Declaration for Ridgeview at Panther Creek, Phase 2, recorded on November 19, 2014, in Document No. 20141119001265650, Real Property Records of Collin County.

Second Supplemental Declaration for Ridgeview at Panther Creek, Phase 3 recorded January 5, 2016, in Document No. 20160105000011400, Real Property Records of Collin County.

- 3. NAME OF PROPERTY OWNERS ASSOCIATION:** Ridgeview at Panther Creek Homeowners Association, Inc.

- 4. ASSOCIATION'S MANAGING AGENT NAME AND MAILING ADDRESS:**

clo Texas Star Community Management, LLC
6401 S. Custer Road
Suite 2020
McKinney, TX 75070

Phone: (469) 899-1000
Fax: (469) 533-8836
Website: www.townsq.io
Resales Certificates: www.homewisedocs.com
Email: manager@tscmanagement.com

5. COSTS ASSOCIATED WITH PROPERTY TRANSFER:

Resale Certificate:	\$300.00
Statement of Account	\$ 75.00
Update Fee:	\$ 75.00
Transfer Fee:	\$150.00
Lender Questionnaire:	Up to \$200.00

DATED: August 2, 2021

**RIDGEVIEW AT PANTHER CREEK HOMEOWNERS
ASSOCIATION, INC.**

a Texas property owners association

By: **TEXAS STAR COMMUNITY MANAGEMENT, LLC**
a Texas corporation, its managing agent

By: 
Susan Garrett, Vice President of Client Relations

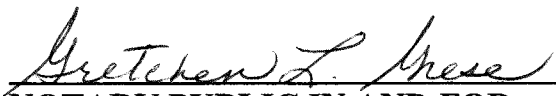
ACKNOWLEDGEMENT

THE STATE OF TEXAS §
 §
COUNTY OF COLLIN §

BEFORE ME, the undersigned notary public, on this day personally appeared Susan Garrett, known to me to be the person whose name is subscribed to the foregoing instrument

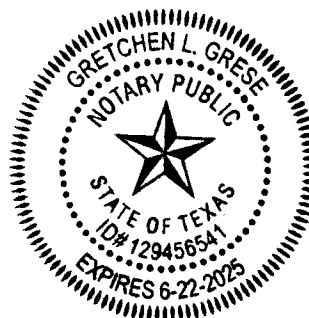
and who acknowledged to me that s/he executed the same for the purposes and consideration set forth therein and in the capacity therein stated.

SUBSCRIBED AND SWORN TO BEFORE ME, on this the 2 day of August, 2021.


**NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS**

AFTER RECORDING PLEASE RETURN TO:

Texas Star Community Management, LLC
6041 Custer Road, Suite 2020
McKinney, TX 75070



Filed and Recorded
Official Public Records
Stacey Kemp, County Clerk
Collin County, TEXAS
08/25/2021 11:51:30 AM
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